How to use this: Pull out your current policy's declarations pages and coverage forms, and give yourself about ten minutes. Check the box next to anything you can confirm. Anything you can't confirm isn't a problem — it's simply a good question to bring to your insurance advisor. The goal is to walk in informed.

A PROPERTY VALUATION

- ☐ Insured on a **replacement cost** basis (not actual cash value / ACV).
- ☐ Building value reflects today's rebuild cost, reviewed in the last 12–24 months.
- ☐ The insured value is **not** based on my purchase price or market value.

B ORDINANCE OR LAW

- ☐ **Ordinance or law** coverage is in place (rebuild to current code).
- ☐ I know my limit for increased cost of construction.

C LIABILITY & UMBRELLA

- ☐ **General liability** for tenant and visitor injuries.
- ☐ **Umbrella / excess** above a current liability limit.
- ☐ Limits have been reviewed as the portfolio grew.

D LENDER & CONTRACT REQUIREMENTS

- ☐ Lender-required coverages are in place **and structured correctly**, not just listed.
- ☐ Required parties are named as additional insured / mortgagee where contracts demand.

E GOVERNANCE & PEOPLE (IF APPLICABLE)

- ☐ **D&O** if there is a board or association.
- ☐ **Employment practices / workers comp** if I have staff.

F CATASTROPHE & REVIEW

- ☐ **Flood / CAT** coverage where location or lender requires it.
- ☐ Program reviewed at least annually.

G QUESTIONS WORTH ASKING YOUR BROKER

- "Would my building limit actually rebuild the property at today's costs?"
- "Do I have ordinance or law coverage, and what's the limit?"
- "Is my property replacement cost or actual cash value?"
- "Are my lender requirements structured correctly or just listed on a certificate?"
- "Has my liability limit kept up as the portfolio grew?"

H IMPORTANT — PLEASE READ

This checklist is a free educational tool from Cory Washington & Co. to help you review your own coverage and have a more informed conversation with a licensed insurance professional. It is general information only — not insurance, legal, or financial advice, and not a recommendation to buy, change, or cancel any policy. Coverage terms, availability, limits, and requirements vary by policy, carrier, and state, and only the language in your actual policy governs what is and isn't covered. Checking or leaving blank any item above does not indicate that you are adequately insured or under-insured. Using this checklist does not create a client, agency, or fiduciary relationship. Always consult a licensed professional about your specific situation.